

## ATTACHMENT A

**THIS IS A DRAFT COPY ONLY AND IS NOT AN OFFICIAL COPY OF THE FINAL,  
ADOPTED ORDINANCE**

### ORDINANCE G-

AN ORDINANCE AMENDING THE ZONING DISTRICT MAP ADOPTED PURSUANT TO SECTION 601 OF THE CITY OF PHOENIX ORDINANCE BY CHANGING THE ZONING DISTRICT CLASSIFICATION FOR THE PARCEL DESCRIBED HEREIN (CASE Z-58-18-4) FROM R-4 (MULTIFAMILY RESIDENCE DISTRICT) AND R-4 SP (MULTIFAMILY RESIDENCE DISTRICT, SPECIAL PERMIT) TO R-4 HP (MULTIFAMILY RESIDENCE DISTRICT, HISTORIC PRESERVATION DISTRICT) AND R-4 SP HP (MULTIFAMILY RESIDENCE DISTRICT, SPECIAL PERMIT, HISTORIC PRESERVATION DISTRICT).

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BE IT ORDAINED BY THE COUNCIL OF THE CITY OF PHOENIX, as follows:

SECTION 1. The zoning of an approximately 38.84 acre property located at the southeast corner of 17th Avenue and Pierson Street in a portion of Section 19, Township 2 North, Range 3 East, as described more specifically in Exhibit "A", is hereby changed from "R-4" (Multifamily Residence District) and "R-4 SP" (Multifamily Residence District, Special Permit, to "R-4 HP" (Multifamily Residence District, Historic Preservation District) and "R-4 SP HP" (Multifamily Residence District, Special Permit, Historic Preservation District).

SECTION 2. The Planning and Development Director is instructed to modify the Zoning Map of the City of Phoenix to reflect this use district classification change as shown in Exhibit "B".

SECTION 3. If any section, subsection, sentence, clause, phrase or portion of this ordinance is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

PASSED by the Council of the City of Phoenix this 5th day of December, 2018.

\_\_\_\_\_  
MAYOR

ATTEST:

\_\_\_\_\_  
City Clerk

APPROVED AS TO FORM:

\_\_\_\_\_  
City Attorney

REVIEWED BY:

\_\_\_\_\_  
City Manager

Exhibits:

A – Legal Description (6 Pages)

B – Ordinance Location Map (1 Page)

EXHIBIT A

LEGAL DESCRIPTION FOR Z-58-18-4

PARCEL NO. 1:

A portion of the Northwest quarter of Section 19, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap flush with the pavement at the intersection of Pierson Street and 17th Avenue marking the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 19, from which a brass cap flush with the pavement at the intersection of Pierson Street and 15th Avenue marking the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 19 bears South 89 degrees 01 minutes 52 seconds East 1334.10 feet;

THENCE South 89 degrees 01 minutes 52 seconds East along the North line of said Northeast quarter, 50.85 feet;

THENCE South 00 degrees 58 minutes 08 seconds West 30.00 feet to the POINT OF BEGINNING:

THENCE South 89 degrees 01 minutes 52 seconds East 540.04 feet along the Southerly right of way line of said Pierson Street to the beginning of tangent curve to the right having a radius of 20.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 89 degrees 03 minutes 57 seconds an arc distance of 31.09 feet to the Westerly right of way line of 16th Avenue;

THENCE South 00 degrees 02 minutes 05 seconds West 232.54 feet along said Westerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 56 minutes 48 seconds an arc distance of 31.75 feet to the Northerly right of way line of Elm Street;

THENCE North 89 degrees 01 minutes 07 seconds West 208.65 feet along said Northerly right of way line to the beginning of a tangent curve to the left having a radius of 70.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 02 minutes 38 seconds an arc distance of 110.01 feet to the Westerly right of way line of 16<sup>th</sup> Drive;

THENCE South 00 degrees 56 minutes 15 seconds West 239.95 feet along said Westerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 02 minutes 34 seconds an arc distance of 31.43 feet to the Northerly right of way line of Highland Avenue;

THENCE North 89 degrees 01 minutes 11 seconds West 235.79 feet along said Northerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 01 minutes 11 seconds an arc distance of 31.07 feet to the Easterly right of way line of 17<sup>th</sup> Avenue;

THENCE North 00 degrees 00 minutes 00 seconds East 562.50 feet along said Easterly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northeasterly along the arc of said curve through a central angle of 90 degrees 58 minutes 08 seconds an arc distance of 31.75 feet to the POINT OF BEGINNING.

#### PARCEL NO. 2:

A portion of the Northwest quarter of Section 19, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap flush with the pavement at the intersection of Pierson Street and 17<sup>th</sup> Avenue marking the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 19 from which a brass cap flush with the pavement at the intersection of Pierson Street and 15<sup>th</sup> Avenue marking the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 19 bears South 89 degrees 01 minutes 52 seconds East 1334.10 feet;

THENCE South 89 degrees 01 minutes 52 seconds East along the North line of said Northeast quarter 690.91 feet;

THENCE South 00 degrees 58 minutes 08 seconds West 30.00 feet to the POINT OF BEGINNING:

THENCE South 89 degrees 01 minutes 52 seconds East 583.90 feet along the Southerly right of way line of said Pierson Street to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 89 degrees 10 minutes 34 seconds an arc distance of 31.13 feet to the Westerly right of way line of 15 TH Avenue;

THENCE South 00 degrees 08 minutes 42 seconds West 562.72 feet along said Westerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 50 minutes 07 seconds an arc distance of 31.71 feet to the Northerly right of way line of Highland Avenue;

THENCE North 89 degrees 01 minutes 11 seconds West 376.48 feet along said Northerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 53 minutes 32 seconds an arc distance of 31.38 feet to the Easterly right of way line of 15th Drive;

THENCE North 00 degrees 52 minutes 21 seconds East 240.18 feet along said Easterly right of way line to the beginning of a tangent curve to the left having a radius of 70.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 53 minutes 28 seconds an arc distance of 109.82 feet to the Northerly right of way line of Elm Street;

THENCE North 89 degrees 01 minutes 07 seconds West 121.33 feet along said Northerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 03 minutes 12 seconds an arc distance of 31.09 feet to the Easterly right of way line of 16<sup>th</sup> Avenue;

THENCE North 00 degrees 02 minutes 05 seconds East 232.56 feet along said Easterly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northeasterly along the arc of said curve through a central angle of 90 degrees  
56 minutes 03 seconds an arc distance of 31.74 feet to the POINT OF BEGINNING.

PARCEL NO. 3:

A portion of the Northwest quarter of Section 19, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap flush with the pavement at the intersection of Pierson Street and 17th Avenue marking the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 19 from which a brass cap flush with the pavement at the intersection of Pierson Street and 15th Avenue marking the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 19 bears South 89 degrees 01 minutes 52 seconds East 1334.10 feet;

THENCE South 89 degrees 01 minutes 52 seconds East 1334.10 feet to said Northeast corner;

THENCE South 00 degrees 08 minutes 42 seconds West 662.74 feet along the East line of said Northeast quarter to a brass cap flush with the pavement at the intersection of 15<sup>th</sup> Avenue and Highland Avenue;

THENCE North 89 degrees 01 minutes 11 seconds West 527.22 feet;

THENCE North 00 degrees 58 minutes 49 seconds East 30.00 feet to the Northerly right of way line of said Highland Avenue and the POINT OF BEGINNING:

THENCE North 89 degrees 01 minutes 11 seconds West 430.26 feet along said Northerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 57 minutes 26 seconds an arc distance of 31.40 feet to the Easterly right of way line of 16<sup>th</sup> Drive;

THENCE North 00 degrees 56 minutes 15 seconds East 240.02 feet along said Easterly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northeasterly along the arc of said curve through a central angle of 90 degrees 02 minutes 38 seconds an arc distance of 31.43 feet to the Southerly right of way line of Elm Street;

THENCE South 89 degrees 01 minutes 07 seconds East 429.99 feet along said Southerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 89 degrees 53 minutes 28 seconds an arc distance of 31.38 feet to the Westerly right of way line of 15<sup>th</sup> Drive;

THENCE South 00 degrees 52 minutes 21 seconds West 240.01 feet along said Westerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 06 minutes 28 seconds an arc. distance of 31.45 feet to the POINT OF BEGINNING.

PARCEL NO. 4:

A portion of the Northwest quarter of Section 19, Township 2 North, Range 3 East of the Gila and Salt River Base and Meridian, Maricopa County, Arizona, being more particularly described as follows:

COMMENCING at a brass cap flush with the pavement at the intersection of Pierson Street and 17th Avenue marking the Northwest corner of the Northeast quarter of the Northwest quarter of said Section 19 from which a brass cap flush with the pavement at the intersection of Pierson Street and 15th Avenue marking the Northeast corner of the Northeast quarter of the Northwest quarter of said Section 19 bears South 89 degrees 01 minutes 52 seconds East 1334.10 feet;

THENCE South 89 degrees 01 minutes 52 seconds East 1334.10 feet to said Northeast corner;

THENCE South 00 degrees 08 minutes 42 seconds West 711.87 feet along the East line of said Northeast quarter;

THENCE North 89 degrees 51 minutes 18 seconds West 40.00 feet to the Westerly right of way line of said 15th Avenue and the POINT OF BEGINNING:

THENCE South 00 degrees 08 minutes 42 seconds West 510.01 feet along said Westerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Southwesterly along the arc of said curve through a central angle of 90 degrees 50 minutes 10 seconds an arc distance of 31.71 feet to the Northerly right of way line of Hazelwood Street;

THENCE North 89 degrees 01 minutes 08 seconds West 1220.99 feet along said Northerly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE Northwesterly along the arc of said curve through a central angle of 89 degrees 01 minutes 08 seconds an arc distance of 31.07 feet to the Easterly right of way line of 17<sup>th</sup> Avenue;

THENCE North 00 degrees 00 minutes 00 seconds East 510.01 feet along said Easterly right of way line to the beginning of a tangent curve to the right having a radius of 20.00 feet;

THENCE along the arc of said curve through a central angle of 90 degrees 58 minutes 49 seconds an arc distance of 31.76 feet to the Southerly right of way line of Highland Avenue;

THENCE South 89 degrees 01 minutes 11 seconds East 1222.28 feet along said Southerly right of way line to the beginning of a tangent curve to the left having a radius of 20.00 feet;

THENCE Southeasterly along the arc of said curve through a central angle of 89 degrees 09 minutes 53 seconds an arc distance of 31.12 feet to the POINT OF BEGINNING.



# ORDINANCE LOCATION MAP

EXHIBIT B

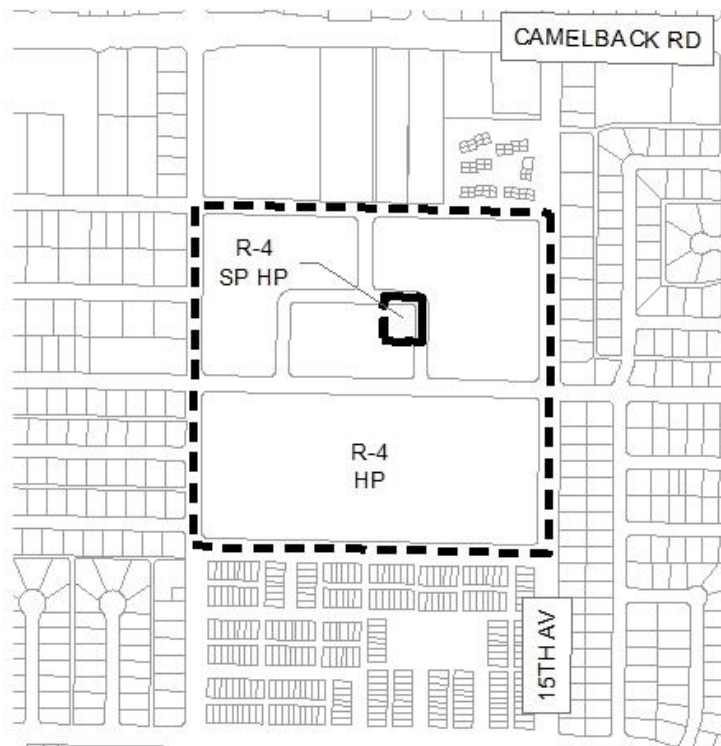
ZONING SUBJECT TO STIPULATIONS: \*

SUBJECT AREA: ■ ■ ■ ■ ■

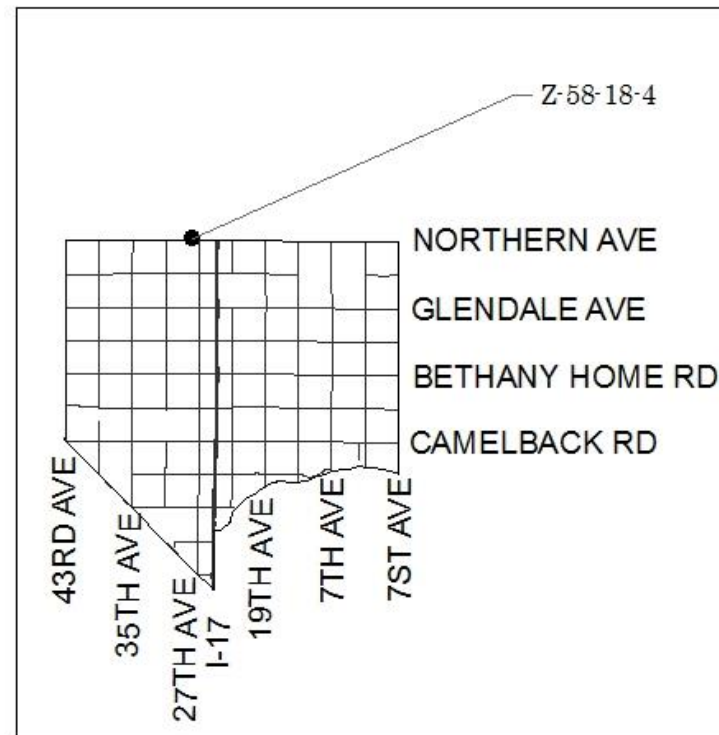
Zoning Case Number: Z-58-18-4

Zoning Overlay: N/A

Planning Village: Alhambra



0 175 350 700 Feet



NOT TO SCALE



Drawn Date: 11/1/2018